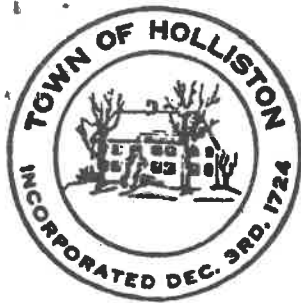




TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

2023 SEP 20 AM 9:06

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 9/13/23

Subject Address: 134 Winthrop St.

Applicant's Name: John and Sarah Spurway

Applicant's Phone Number: 401-569-9384

Applicant's Email: Sarah.Spurway@yahoo.com

Owner's Name: John and Sarah Spurway

Owner's Address: 134 Winthrop St.

The Owner hereby appoints Sarah Spurway to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

Registry of Deeds Recording Information: Book 54623 Page 79 L.C. Y/N?

Assessors Map 8.F Block 5 Lot 40

Zoning Information (To be completed by Inspector of Buildings):

Zoning District: RES

The applicant is seeking to increase a non-conforming structure by more than 50%. This requires a special permit under section J-C 3.3. It is non-conforming due to an attached deck on the side of the house. The encroachment is 19.3" to side setback. 9/19/23

Section of Zoning Bylaw that permits this use by grant of Special Permit:

I-C (3.3)

Nature and subject matter of Special Permit:

We would like to add 972 SF. 50% to our current house in the form of a 2nd addition/renovation .

The Applicant presents the following evidence that supports the grant of the special Permit:

a. The use is in harmony with the general purpose and intent of the bylaw because:
We need extra space in our home and would like to increase our home value as a single family home so we can continue to live in our current home.

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

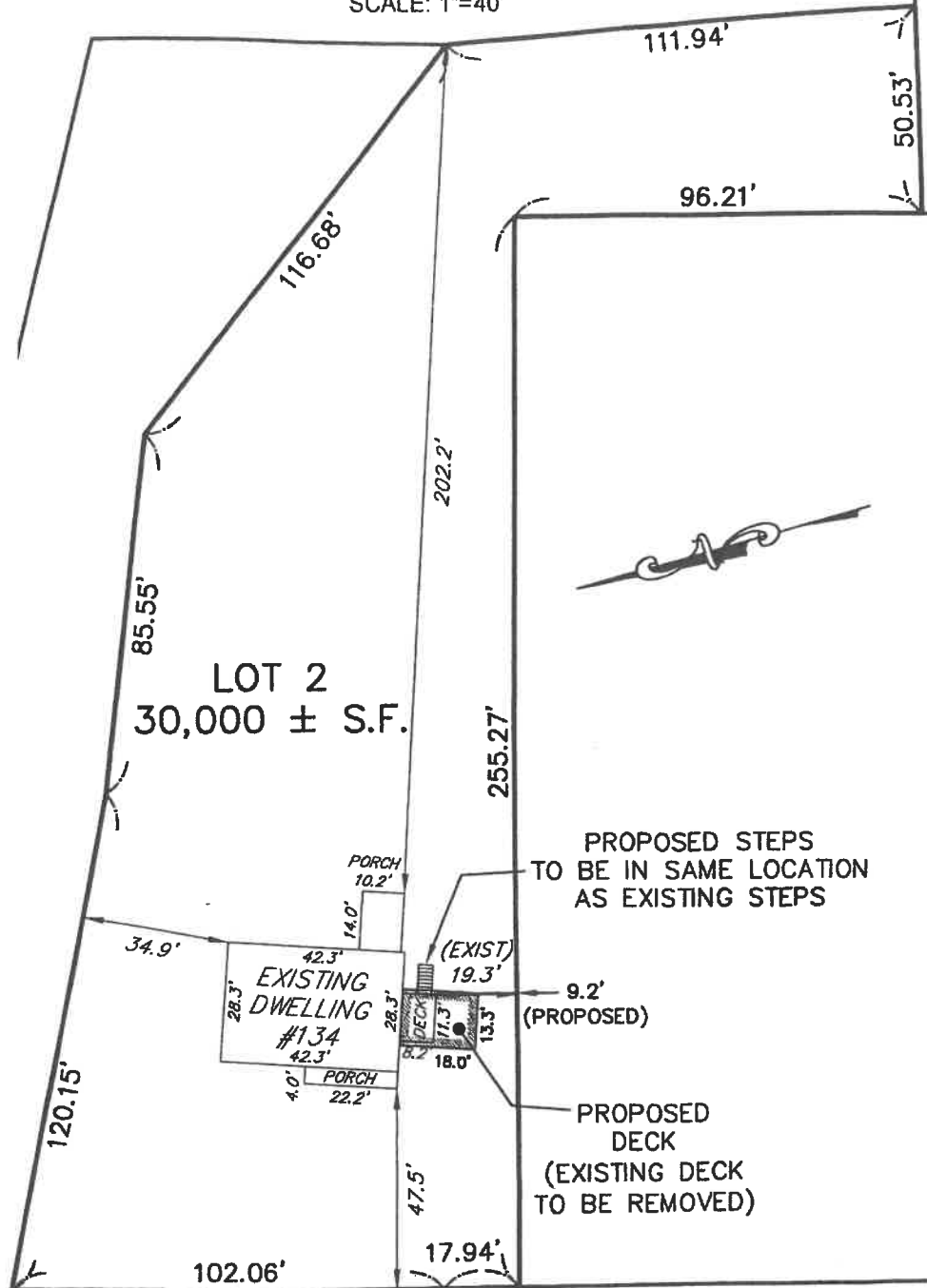
The proposed modifications will not be substantially more detrimental than the existing nonconfirming structure to the neighborhood

Will the proposed use include the storage or process of any hazardous substances?

Yes _____ (Please attach additional information.) No x _____

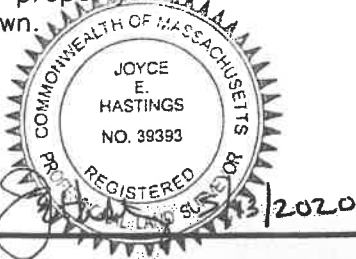
PLAN VIEW

SCALE: 1"=40'



WINTHROP STREET

I certify that the building on this property is located as shown.



19 EXCHANGE STREET
HOLLISTON, MA 01746

P:508-429-1100

www.GLMengineering.com

PROPOSED DECK PLAN
134 WINTHROP STREET
HOLLISTON, MA

MAY 13, 2020

JOB # 14158-A

- All work shall be in conformance with state and local building codes.
- The GC is responsible for all dimensional coordination. The contractor shall notify the architect immediately of any discrepancies in the exacted dimensions and proceed only after the discrepancies are resolved.
- All permits shall be applied for and secured by the General Contractor.
- The GC is responsible for all temporary heavy and power as required during construction.
- All work shall be performed in accordance with the highest standards of practice.
- All materials and fixtures shall be installed according to MFG instructions.
- The contractor shall provide proper shoring and bracing during construction.
- All excavations are subject to field adjustment.
- The owner/builder shall be responsible for properly siting the house on addition on the property so that it conforms to all applicable zoning regulations.
- Do not scale the drawings. If the dimensions need clarification, contact the architect.

- Plumbing contractor shall provide and install all plumbing fixtures as shown on the plan according to state and local codes. Vent all fixtures.
- Conceal piping to the greatest extent possible.
- Maintain indicated fire ratings of walls, partitions, ceilings, and floors at penetrations. Seal with fire stopping to maintain fire rating.
- Test all systems for proper operation.
- Do not cut structural elements without written permission.

- Provide equipment, systems, and controls for heating, ventilation, and central air conditioning.
- Provide an electrical system and lighting that is adequate for the new addition.
- Review lighting fixtures with owner.
- Work shall conform to state and local codes.
- Coordinate location of firetrucks and controls with owners' requirements.
- Coordinate location of duct work to avoid interference with location of light fixtures or furniture.
- Do not cut structural elements without written permission.
- Conceal piping and duct work to greatest extent possible. Insulate piping and duct work.
- Balance system and test system for proper operation.



DATE	80 JUL 40 23	THOMSON ARCHITECTS 344 WOOD STREET HOPKINTON, MA 01748 (508) 435-2294
SCALE	3/16" = 1'-0"	
DRAWN		
BY		
CHECKED		

Exterior Finishes

- All exterior siding shall be hard-plank, 4" T.W.
- All exterior trim shall be Aced, see elevations for sizes.
- All decking shall be True Select, install per mfr. Specifications.
- Roof shingles shall be 30 yr. Architectural fiberglass/asphalt roof shingles, color selected by homeowner.
- Drip edge shall be white, black if a dark color trim is selected. Confirm with homeowner.
- Exterior sheathing shall be 1/2" plywood with Tyvek house wrap or "Dip wall" sheathing system, install per mfr. specifications.
- Insulation shall be Igrofoam spray foam insulation
R value minimums: R49 Roof/Ceiling
R28 Floors
R21 Walls
- Grace Ice and water shield as all valleys and perimeter of roof, as well as between intersection of roof and vertical wall plate - 48" vertical.
- Flashing shall be installed around all window openings and window head as well as between sill and deck structure.

REVISIONS	BY

THOMSON ARCHITECTS

344 WOOD STREET
(508) 435-2284

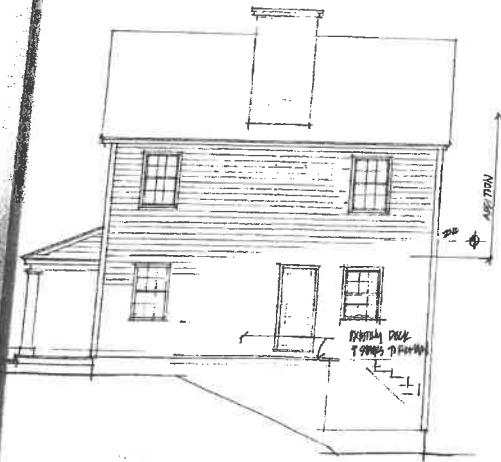
HOPKINTON, MA 01748

ELEVATIONS

Spurway Residence
134 Winthrop Street
Holliston, Ma. 01746

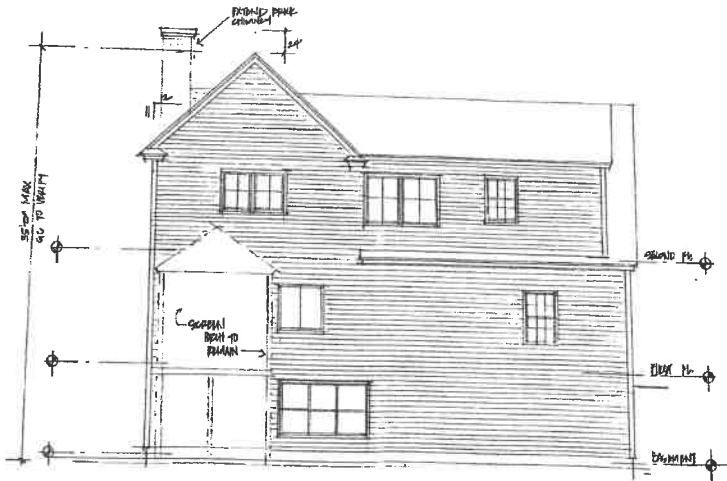
DATE: 30 JUNE 2023
SCALE: 3/16"=1'-0"
JOB: A4
SHEET: 1

A4



RIGHT SIDE ELEVATION

3/16"=1'-0"



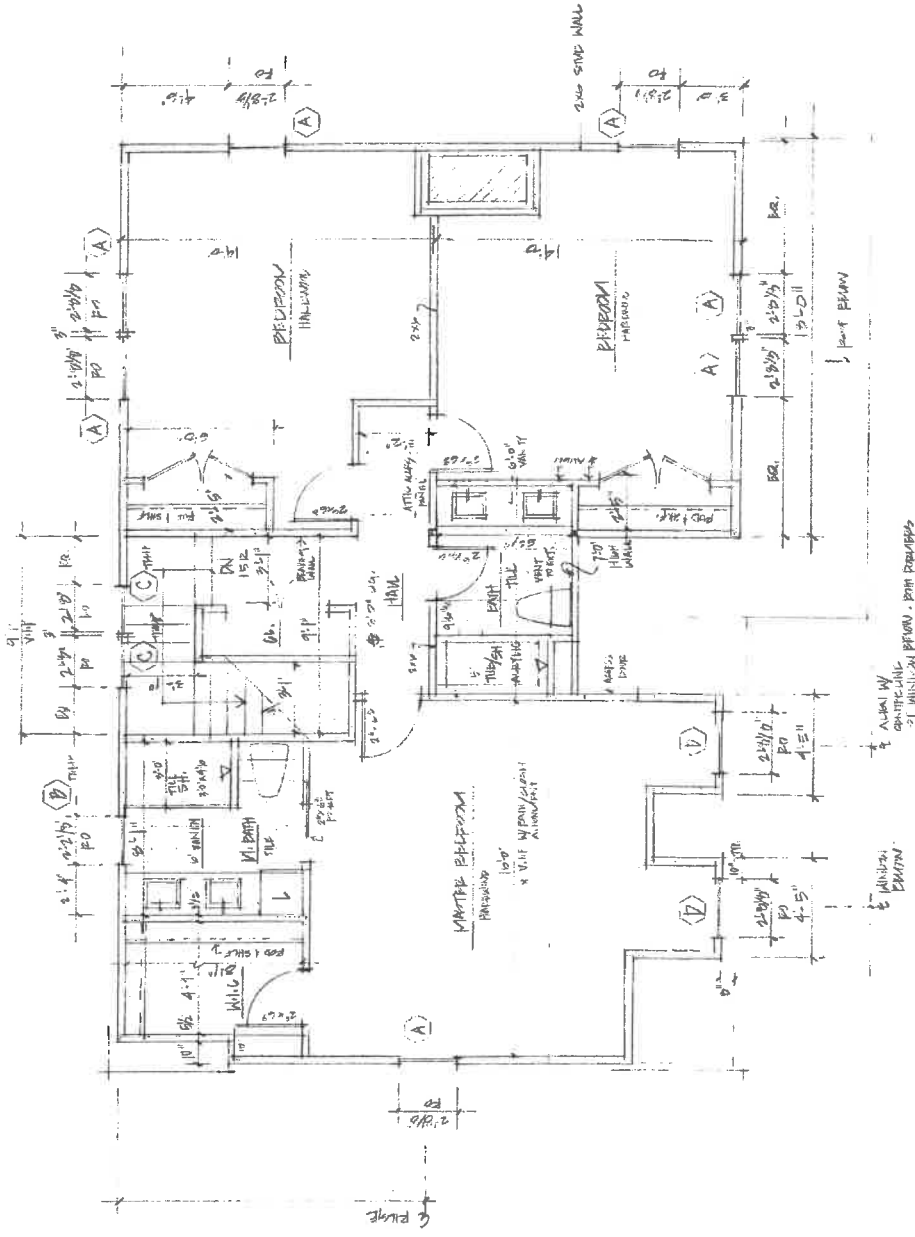
REAR ELEVATION

3/16"=1'-0"

REVISIONS	BY

WINDOW SCHEDULE			
MODEL #	POUGH OPENING	TYPE	REMARKS
A	TN2040 2'-0 1/2" x 4'-0 1/2"	DEL. HING	W/O
B	TN2032 2'-2 1/8" x 3'-4 7/8"	DEL. HING	TEMP. W/O
C	CX14 2'-0" x 4'-0 1/2"	SLIDING	TEMP. + LITE
D	TN2040 2'-0 1/2" x 4'-0 1/2"	DEL. HING	W/O
E	TN2040 2'-10 1/8" x 5'-0 7/8"	DEL. HING	W/O (EXT. CONGR.)

ALL WINDOW SIZES ARE BASED ON INTERIOR AND SIZES WINDERS
WHITE GRAD EXTERIOR, WHITE INTERIOR, WHITE HARDWARE, NEAREST SURFACE.
2x4 RAIL CONSTRUCTION, FLIGHT "P"
PROVIDE EACH UNIT HARDWARE
GENERAL CONTRACTOR SHALL CONFIRM ALL SIZES & QUANTITIES
PRIOR TO ORDERING



912 90. FT. - CONVENTIONAL SPACE
1/4" = 1'-0"

SECOND FLOOR PLAN
ALL EXTERIOR WALLS SHALL BE 6x6
ALL INTERIOR WALLS SHALL BE 2x4 I.N.O.